



CITY OF DURHAM | NORTH CAROLINA

Date: October 4, 2011

To: Thomas J. Bonfield, City Manager

Through: Theodore L. Voorhees, Deputy City Manager

From: Joel V. Reitzer, Jr., Director, General Services Department
Al Walker, Sr. Business Services Manager, General Services Department

Re: FY 2011-12 CIP Budget Amendment, includes transferring the remaining available funding from Centre, Corcoran Street and Church Street Parking Deck projects to the Chapel Hill Street Parking Deck project.

Executive Summary

The General Services Department requests an amendment to Capital Improvement Program (CIP) Ordinance #14139 to reallocate the authorized yet unused funding from two (2) completed projects, Centre Deck and Corcoran Street Parking Deck along with residual funding from one (1) current project, Church Street Parking Deck, to fund the design and/or construction portions of the Chapel Hill Street Parking Deck project.

Recommendation

The Department of General Services recommends amendments to the 2011-12 CIP Ordinance #14139. These amendments allow for the accurate recording of adjustments to capital projects. The net effect of the changes to the CIP ordinance will be zero.

A summary of all changes for impacted operating funds is shown in the table below:

Project Funding Source	Org-Object-Project Code	Re-Allocated Funding to Chapel Hill St. Deck
Centre Deck – Installment Sales	3304C047-764000-CC005	\$394,642.00
Centre Deck – GO Bonds	3304C049-764000-CC005	\$52,139.00
Corcoran – Installment Sales	3304C950-764000-CC007	\$397,225.00
Church Street – Installment Sales	3304C950-764000-CC015	\$183,767.00
Chapel Hill Street – GO Bonds	3304C049 -764000-CC006	(\$52,139.00)
Chapel Hill Street – Installment Sales	3304C050-764000-CC006	(\$975,634.00)
Total		\$0

Background

A. Church Street Parking Deck

The Church Street Parking Deck, built in 1974, was the subject of an analysis performed by Kimley Horn and Associates, Inc. (KHA) in May 2011 for the purpose of determining the condition of the facility, identifying problems, issues and other items that need to be

addressed. Of particular concern is the structural condition of the parking deck. A CIP project was identified and funded in the amount of \$1,258,000.00 to address the deferred maintenance conditions including concrete repairs, exit ramp repairs, application of corrosion inhibitors and repainting.

B. Chapel Hill Street Parking Deck

In 2007, Walter P. Moore and Associates (WPM) identified concerns regarding the structural integrity of the Chapel Hill Street Deck. Small cracks at the end of the beams indicated stress on the beam and the potential for “shear failure”. Walter P. Moore recommended immediate repairs be performed to strengthen the potentially compromised and overburdened beams. A project was undertaken for “emergency repairs” using carbon fiber reinforcing (FRP) to strengthen the beams of concern.

In 2008, Walter P. Moore and Associates, Inc. provided an analysis of the Chapel Hill Street Parking deck to determine the condition of the facility, and identify problems, issues and other items that need to be addressed. Of particular concern was the structural condition of the concrete slabs, beams, ramps and columns of the parking deck. The current cost to perform the necessary repairs exceeds the authorized funding, thus the request to reallocate funds to the Chapel Hill Street Deck.

Issues/Analysis

The primary focus of the Church and Chapel Hill parking deck projects is to address serious concerns related to primary structural deterioration at each of these parking structures.

At Church Street, the primary concerns are deterioration of steel members and connections, deterioration of emergency exit stairs, repair of deteriorated masonry, and related sealant and waterproofing repairs. The Church Street Parking Deck project currently has enough funding to perform the most urgent repairs that have been recommended by the analysis. Current estimates of the needed repairs total \$1,023,800.00.

At Chapel Hill Street Deck, the main issues are repairs to the deteriorated concrete ramps, beams, and other structural elements as well as related sealants and waterproofing. The balance of the unused funding from Centre and Corcoran Street along with the Church Street residual funding totals \$1,027,773.00. Allocating the \$1,027,773.00 to existing funding for the Chapel Hill Street Deck project will fund the project for necessary structural repairs to the parking deck ramps.

Alternatives

This CIP Budget Ordinance Amendment is required in order to proceed with the previously approved CIP improvements to both Church St. and Chapel Hill St. Parking Decks; therefore, no viable alternatives have been identified.

Financial Impacts

Project Funding Sources:

Transfers to Chapel Hill Street	Org-Object-Project Code	Re-Allocated Funding
Centre Deck – Installment Sales	3304C047-764000-CC005	\$394,642.00
Centre Deck – GO Bonds	3304C049-764000-CC005	\$52,139.00
Corcoran – Installment Sales	3304C950-764000-CC007	\$397,225.00

Church Street – Installment Sales	3304C950-764000-CC015	\$183,767.00
Total		\$1,027,773.00
Current Projects with Associated/Existing Funding	Org-Object-Project Code	Existing Funding
Chapel Hill Street – GO Bonds	3304C049-670107-CC006	\$946,266.00
Church Street - LOBS	3304C950-666006-CC015	\$508,000.00
Church Street – Installment Sales	3304C950-666010-CC015	\$566,233.00
Total		\$2,020,499.00

Funding Uses Summary (as revised):
Chapel Hill Street Parking Deck (CC006)

Phase I–Emergency Repairs		\$894,846.00
Engineering Design		\$68,000.00
ADA Design		\$34,000.00
Construction		\$843,000.00
Contingency		\$134,193.00
Total		\$1,974,039.00

Funding Uses Summary (as revised):
Church Street Parking Deck (CC015)

Design		\$78,733.00
Structural Design		\$65,500.00
Construction		\$830,000.00
Contingency		\$100,000.00
Total		\$1,074,233.00

SDBE SUMMARY

There are no SDBE issues with regard to this item.

Attachments:

Ordinance amending the General Capital Project Ordinance, Fiscal Year 2012, the same being Ordinance #14139